019.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	735,700 / 735,700
					USE VALUE:	735,700 / 735,700
					ASSESSED:	735,700 / 735,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		BAY STATE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COGSWELL JOHN A JR
Owner 2:	COGSWELL LYNNE A
Owner 3:	
Street 1:	56 BAY STATE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COGSWELL JOHN A JR -
Owner 2:	-
Street 1:	56 BAY STATE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,700 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Clapboard Exterior and 1530 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5700.000	232,400	1,000	502,300	735,700
Total Card	0.131	232,400	1,000	502,300	735,700
Total Parcel	0.131	232,400	1,000	502,300	735,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.01 | /Parcel: 481.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 13862
GIS Ref:
GIS Ref:
Insp Date: 11/10/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 019.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,400	1000	5,700.	502,400	735,800	735,800	Year End Roll	12/18/2019
2019	101	FV	193,000	1100	5,700.	650,100	844,200	844,200	Year End Roll	1/3/2019
2018	101	FV	188,900	0	5,700.	413,700	602,600	602,600	Year End Roll	12/20/2017
2017	101	FV	188,900	0	5,700.	378,200	567,100	567,100	Year End Roll	1/3/2017
2016	101	FV	188,900	0	5,700.	307,300	496,200	496,200	Year End	1/4/2016
2015	101	FV	177,800	0	5,700.	307,300	485,100	485,100	Year End Roll	12/11/2014
2014	101	FV	177,800	0	5,700.	280,100	457,900	457,900	Year End Roll	12/16/2013
2013	101	FV	177,800	0	5,700.	266,500	444,300	444,300		12/13/2012

!1634!

PRINT

Date	Time
12/10/20	17:12:35

LAST REV

Date	Time
11/01/18	15:00:24

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1634

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COGSWELL JOHN A	1246-5		12/17/2001	Family	1	No	No		
MESSER MARIE C	1167-165		2/10/1997		204,000	No	No		Y

USER DEFINED

Prior Id # 1:	13862
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/22/2002	274	Redo Bat	8,000	C				REMODEL BATH
8/25/1992	398	Manual	4,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2017	MEAS&NOTICE	BS	Barbara S
2/10/2009	Meas/Inspect	294	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	263	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	85.	1.04	2									502,349						502,300	

Total AC/HA: 0.13085 | Total SF/SM: 5700 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 502,349 | Spl Credit | Total: 502,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.33649874
Const Adj.:	0.99544507
Adj $ / SQ:	139.693
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	336745
Depreciation:	104391
Depreciated Total:	232354

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

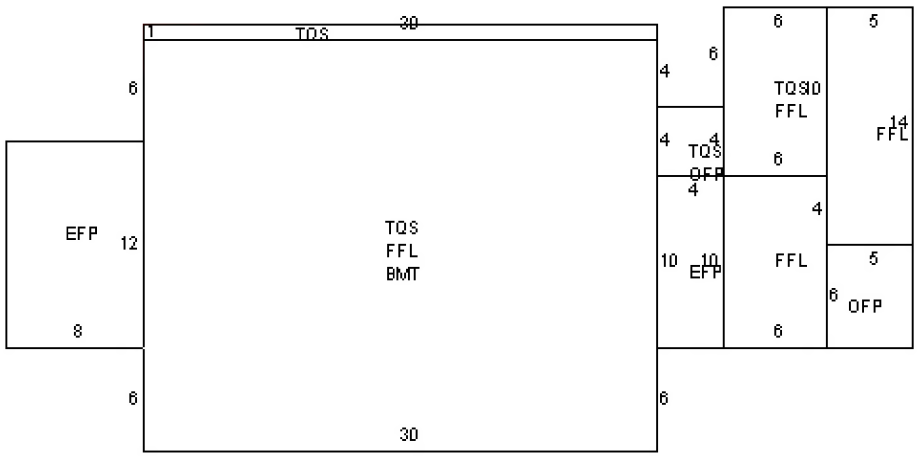
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	139.69
Special Features:	0	Val/Su Net:	95.56
Final Total:	232400	Val/Su SzAd	151.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	910	139.690	127,121
BMT	Basement	720	41.910	30,174
TQS	3/4 Story	620	139.690	86,540
EFP	Enclos Porch	136	47.030	6,396
OFP	Open Porch	46	43.800	2,015

Net Sketched Area:	2,432			Total:	252,246
Size Ad	1529.5	Gross Are	2638	FinArea	1530

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 019.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	G	AV	2007	0.00	T	9.6	101						
19	Patio	D	Y	1	10X36	A	AV	2002	3.29	T	13.6	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000